HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: May 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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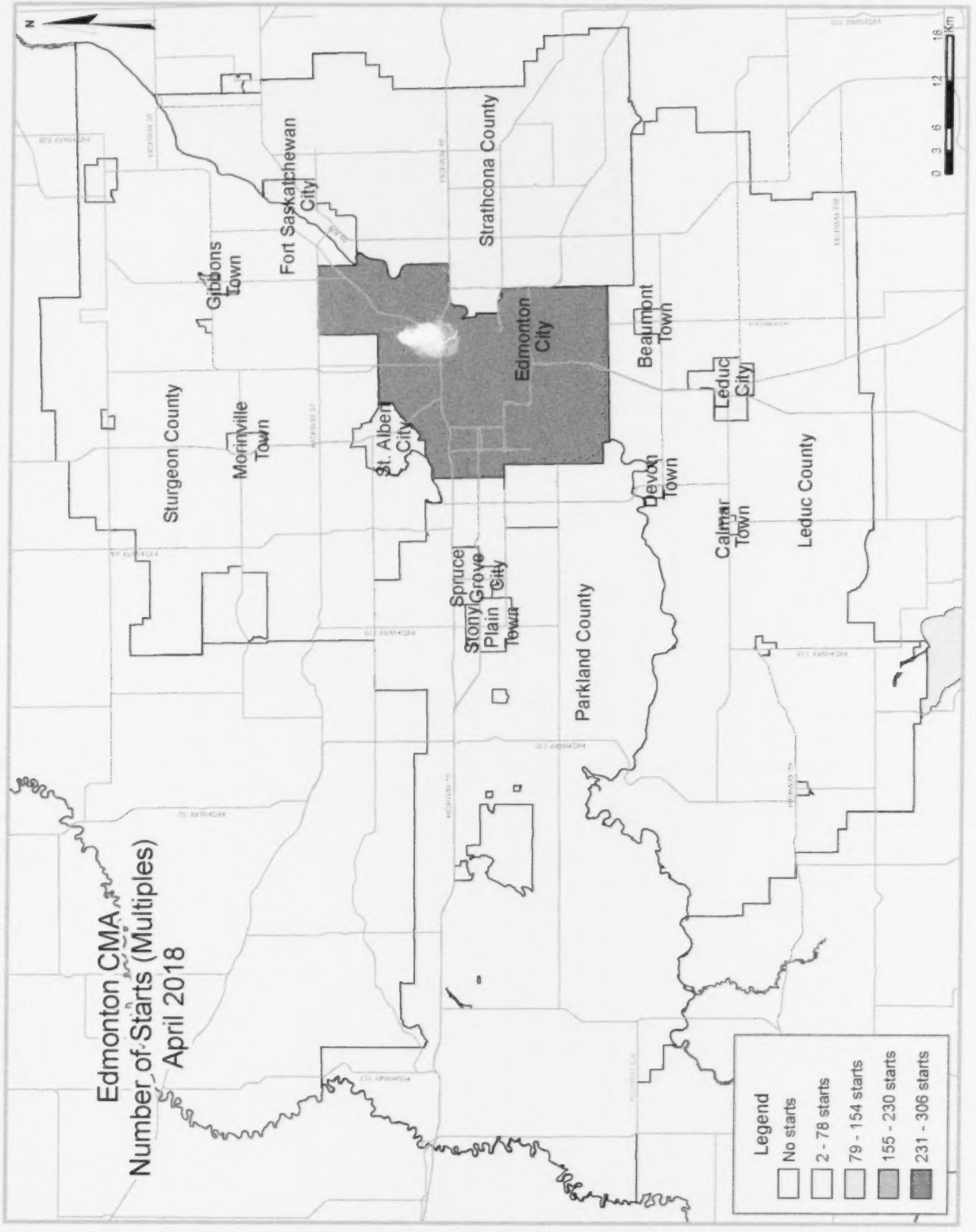
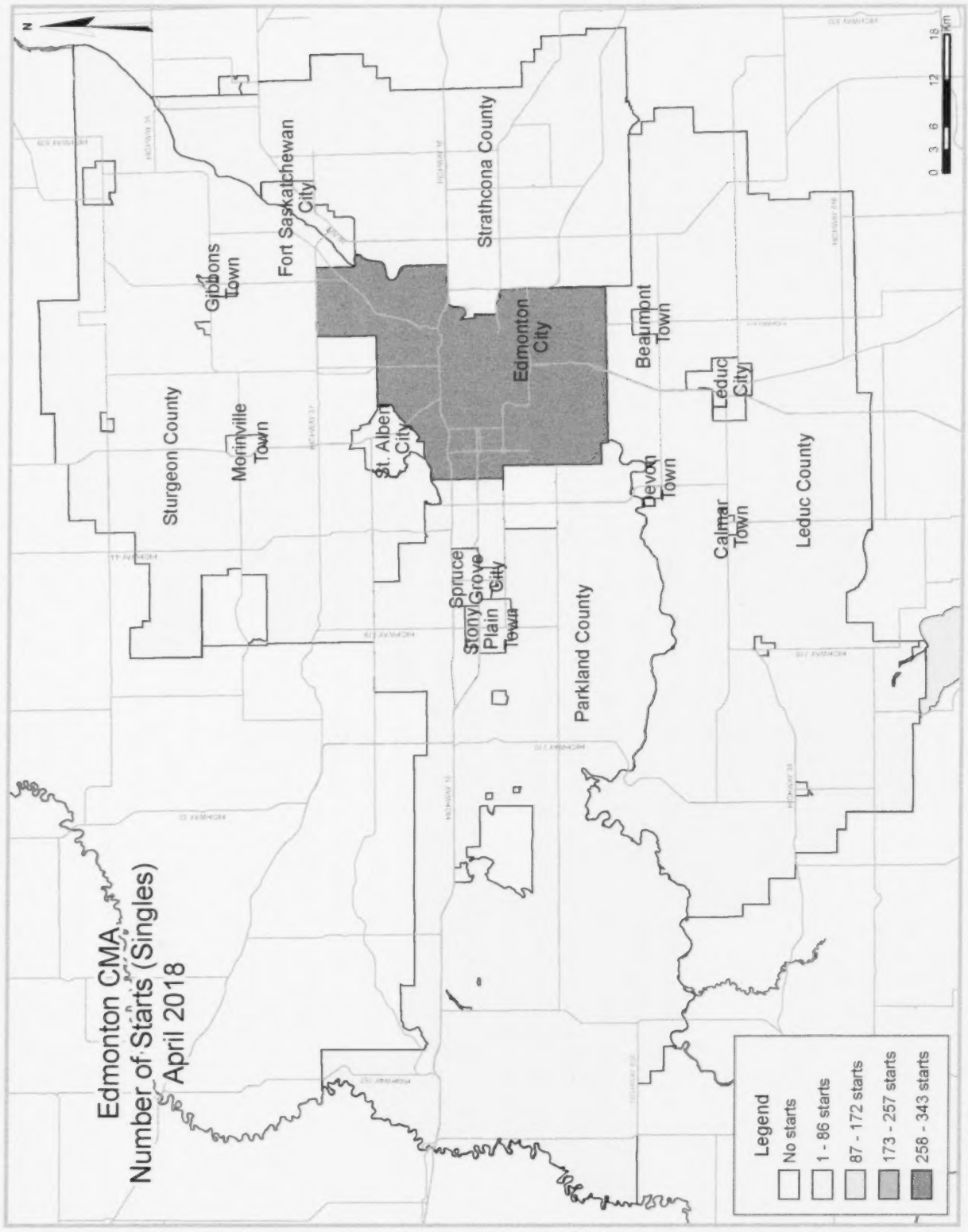
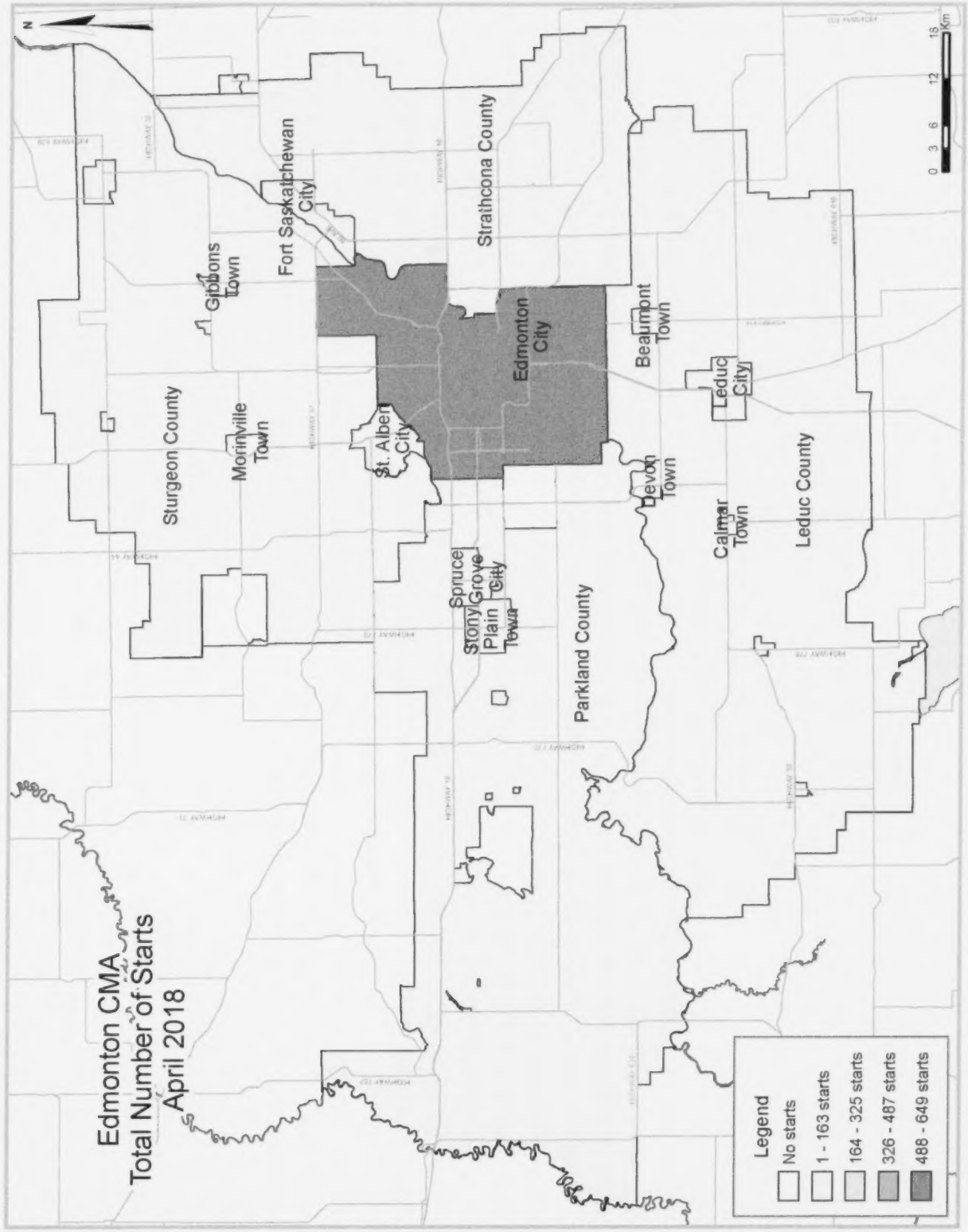
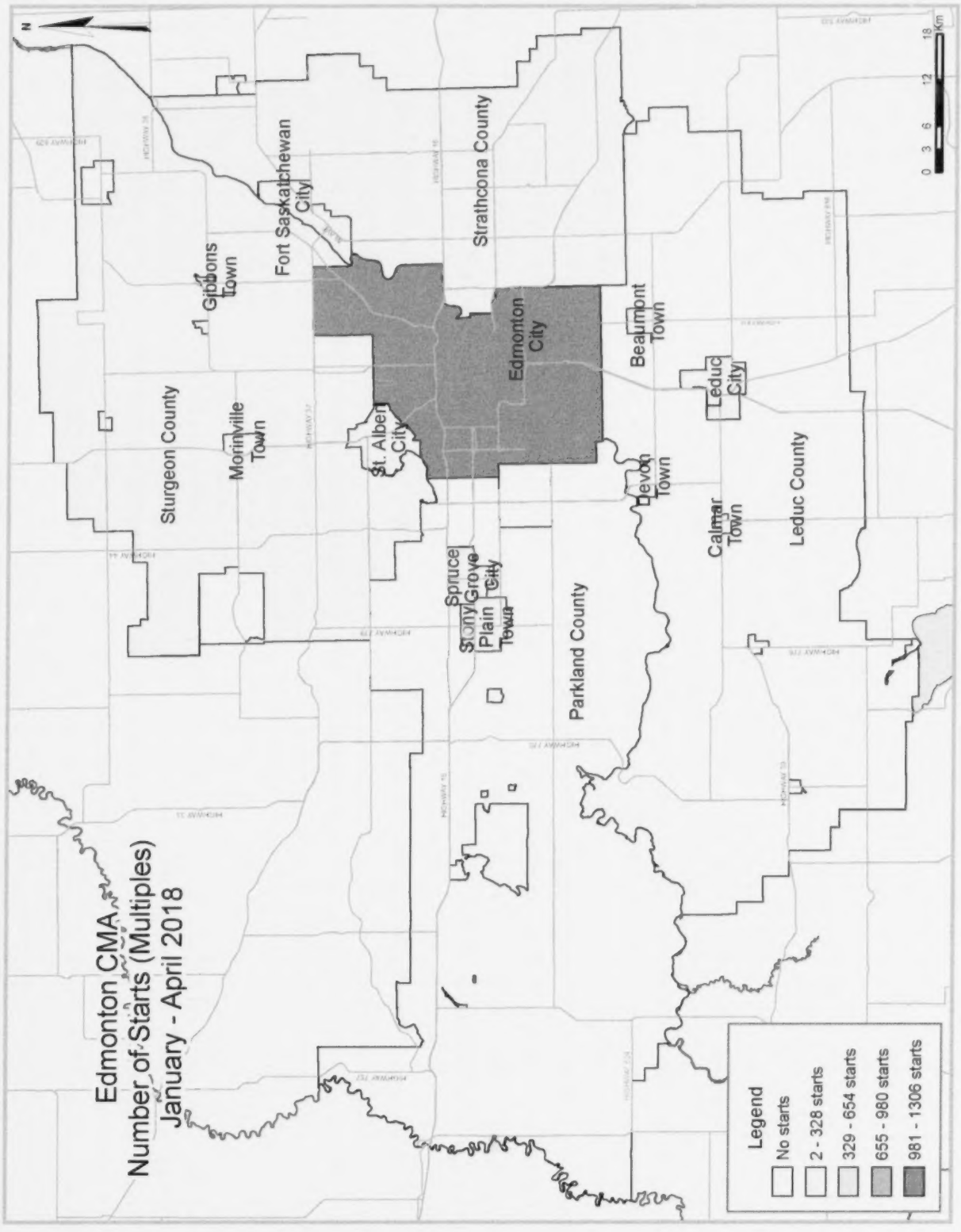
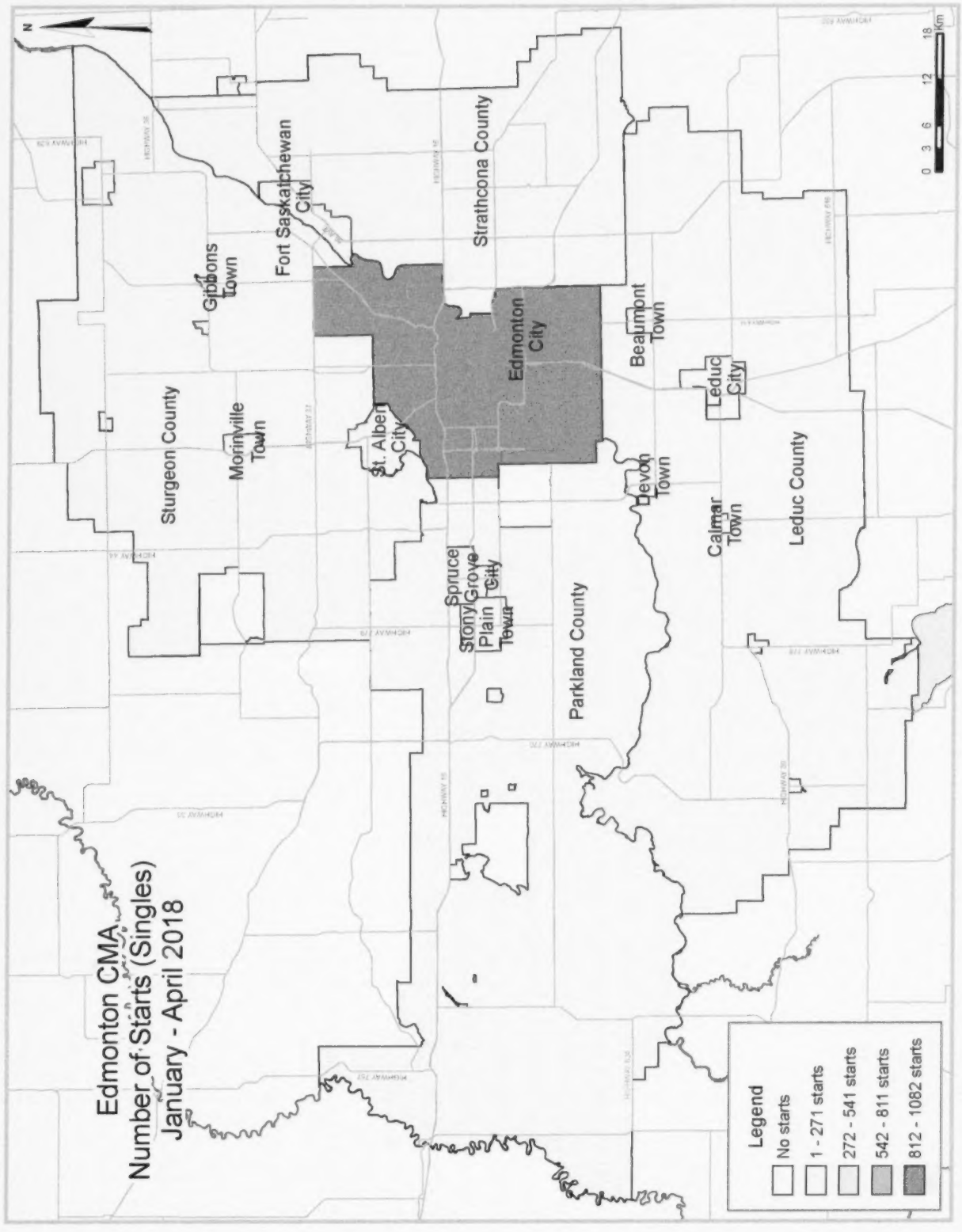
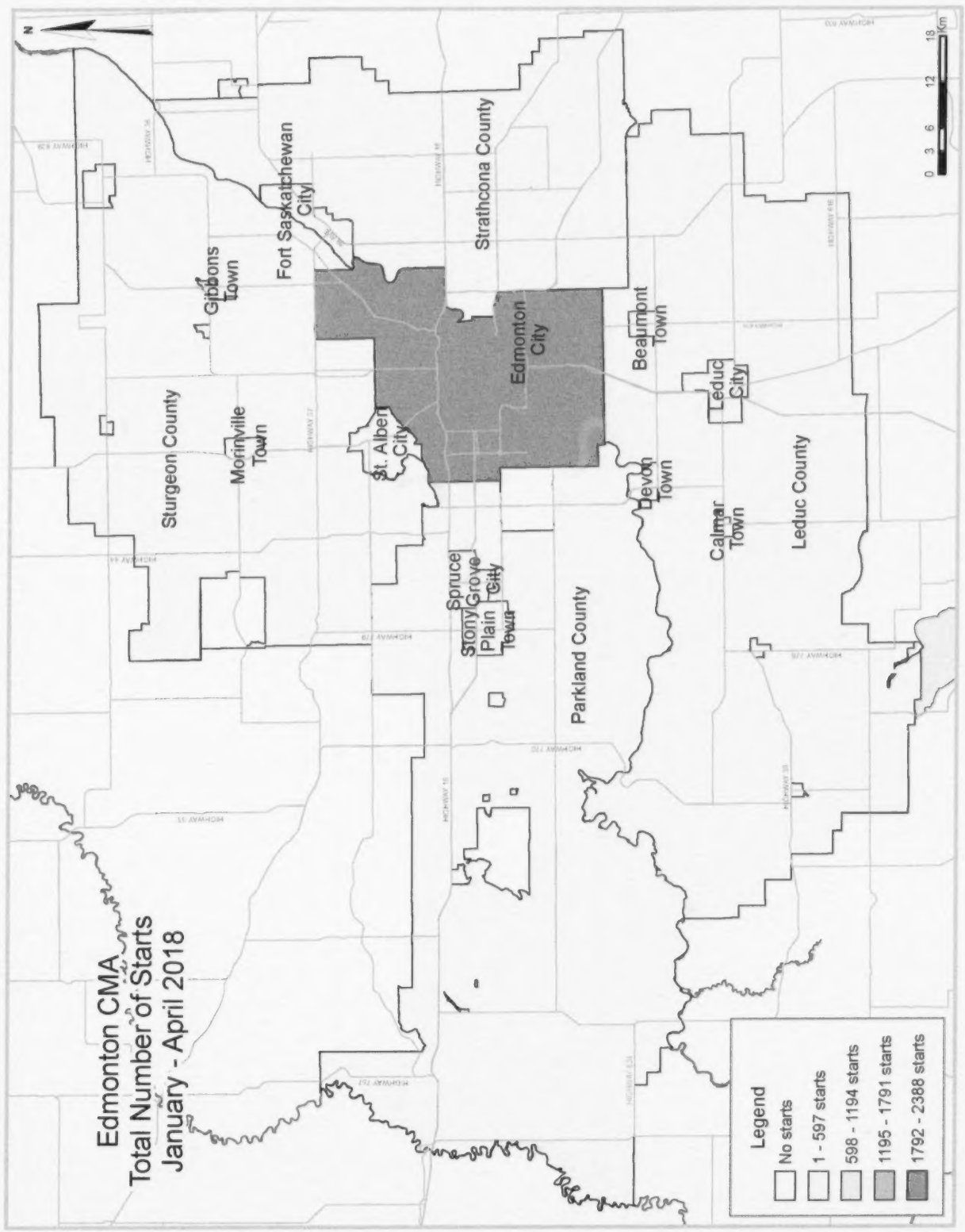

Edmonton CMA
Number of Starts (Multiples)
April 2018
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 78 starts
79 - 154 starts
155 - 230 starts
231 - 306 starts


Edmonton CMA
Number of Starts (Singles)
April 2018
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 86 starts
87 - 172 starts
173 - 257 starts
258 - 343 starts


Edmonton CMA
Total Number of Starts
April 2018
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 163 starts
164 - 325 starts
326 - 487 starts
488 - 649 starts


Edmonton CMA
Number of Starts (Multiples)
January - April 2018
Legend
No starts
2 - 328 starts
329 - 654 starts
655 - 980 starts
981 - 1306 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - April 2018
Legend
No starts
1 - 271 starts
272 - 541 starts
542 - 811 starts
812 - 1082 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
N
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - April 2018
Legend
No starts
1 - 597 starts
598 - 1194 starts
1195 - 1791 starts
1792 - 2388 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Edmonton CMA[1]	March 2018	April 2018
Trend[2]	9,712	9,860
SAAR	8,478	10,074
	April 2017	April 2018
Actual		
April - Single-Detached	357	453
April - Multiples	537	369
April - Total	894	822
January to April - Single-Detached	1,229	1,465
January to April - Multiples	2,379	1,557
January to April - Total	3,608	3,022

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	453	180	61	0	14	95	0	19	822
April 2017	355	148	43	2	51	295	0	0	894
% Change	27.6	21.6	41.9	-100.0	-72.5	-67.8	n/a	n/a	-8.1
Year-to-date 2018	1,465	562	277	0	263	206	3	246	3,022
Year-to-date 2017	1,225	572	126	4	207	977	30	467	3,608
% Change	19.6	-1.7	119.8	-100.0	27.1	-78.9	-90.0	-47.3	-16.2
UNDER CONSTRUCTION									
April 2018	3,039	1,106	596	4	562	2,690	116	2,092	10,205
April 2017	2,743	1,154	332	9	608	3,128	169	1,715	9,858
% Change	10.8	-4.2	79.5	-55.6	-7.6	-14.0	-31.4	22.0	3.5
COMPLETIONS									
April 2018	368	152	18	1	38	167	2	2	748
April 2017	392	166	45	1	71	239	0	136	1,050
% Change	-6.1	-8.4	-60.0	0.0	-46.5	-30.1	n/a	-98.5	-28.8
Year-to-date 2018	1,603	532	178	1	286	414	22	48	3,084
Year-to-date 2017	1,265	590	150	2	195	607	0	715	3,524
% Change	26.7	-9.8	18.7	-50.0	46.7	-31.8	n/a	-93.3	-12.5
COMPLETED & NOT ABSORBED									
April 2018	855	431	106	5	169	675	n/a	n/a	2,241
April 2017	594	350	84	2	159	929	n/a	n/a	2,118
% Change	43.9	23.1	26.2	150.0	6.3	-27.3	n/a	n/a	5.8
ABSORBED									
April 2018	338	97	23	0	31	211	n/a	n/a	700
April 2017	398	164	51	1	35	228	n/a	n/a	877
% Change	-15.1	-40.9	-54.9	-100.0	-11.4	-7.5	n/a	n/a	-20.2
Year-to-date 2018	1,443	459	155	0	201	481	n/a	n/a	2,739
Year-to-date 2017	1,253	587	147	3	190	426	n/a	n/a	2,606
% Change	15.2	-21.8	5.4	-100.0	5.8	12.9	n/a	n/a	5.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2018	343	150	29	0	14	95	0	18	649
April 2017	240	94	28	2	42	295	0	0	701
Beaumont Town									
April 2018	19	4	0	0	0	0	0	1	24
April 2017	7	2	3	0	0	0	0	0	12
Devon Town									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
April 2018	8	2	0	0	0	0	0	0	10
April 2017	13	14	0	0	2	0	0	0	29
Leduc City									
April 2018	19	0	19	0	0	0	0	0	38
April 2017	17	8	8	0	0	0	0	0	33
Leduc County									
April 2018	4	0	0	0	0	0	0	0	4
April 2017	1	4	0	0	0	0	0	0	5
Morinville Town									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	2	0	0	0	0	0	0	0	2
Parkland County									
April 2018	8	0	0	0	0	0	0	0	8
April 2017	6	0	0	0	0	0	0	0	6
Spruce Grove City									
April 2018	14	12	4	0	0	0	0	0	30
April 2017	17	10	0	0	0	0	0	0	27
St. Albert City									
April 2018	14	4	6	0	0	0	0	0	24
April 2017	14	4	0	0	5	0	0	0	23
Stony Plain Town									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	4	2	0	0	0	0	0	0	6
Strathcona County									
April 2018	15	8	3	0	0	0	0	0	26
April 2017	21	10	4	0	2	0	0	0	37
Sturgeon County									
April 2018	5	0	0	0	0	0	0	0	5
April 2017	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	5	0	0	0	0	0	0	0	5
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2018	453	180	61	0	14	95	0	19	822
April 2017	355	148	43	2	51	295	0	0	894

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2018	2,067	804	436	4	484	2,160	45	1,776	7,776
April 2017	1,875	780	249	7	511	2,901	80	1,379	7,782
Beaumont Town									
April 2018	117	32	12	0	0	22	0	1	184
April 2017	126	10	6	0	0	0	0	0	142
Devon Town									
April 2018	5	8	0	0	0	0	0	0	13
April 2017	6	4	0	0	0	32	0	0	42
Fort Saskatchewan City									
April 2018	54	44	32	0	4	0	0	0	134
April 2017	58	80	16	0	8	0	0	0	162
Leduc City									
April 2018	126	38	54	0	17	0	0	0	235
April 2017	90	52	14	0	21	0	0	0	177
Leduc County									
April 2018	44	0	0	0	0	0	0	0	44
April 2017	54	6	0	0	0	0	0	0	60
Morinville Town									
April 2018	21	2	0	0	0	0	0	0	23
April 2017	20	4	0	0	0	0	0	0	24
Parkland County									
April 2018	89	0	0	0	0	0	0	0	89
April 2017	85	2	0	0	0	0	0	0	87
Spruce Grove City									
April 2018	74	72	16	0	15	0	0	0	177
April 2017	106	86	0	0	26	0	18	0	236
St. Albert City									
April 2018	104	42	19	0	21	395	0	315	896
April 2017	82	50	13	0	17	127	0	164	453
Stony Plain Town									
April 2018	24	4	0	0	0	0	71	0	99
April 2017	29	24	0	0	0	12	71	0	136
Strathcona County									
April 2018	217	58	22	0	21	113	0	0	431
April 2017	137	56	30	2	25	56	0	172	478
Sturgeon County									
April 2018	70	2	0	0	0	0	0	0	72
April 2017	54	0	0	0	0	0	0	0	54
Remainder of the CMA									
April 2018	27	0	5	0	0	0	0	0	32
April 2017	21	0	4	0	0	0	0	0	25
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2018	3,039	1,106	596	4	562	2,690	116	2,092	10,205
April 2017	2,743	1,154	332	9	608	3,128	169	1,715	9,858

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2018	291	118	12	1	34	123	2	2	583
April 2017	274	98	45	1	58	239	0	136	851
Beaumont Town									
April 2018	7	2	0	0	0	0	0	0	9
April 2017	31	4	0	0	0	0	0	0	35
Devon Town									
April 2018	0	0	0	0	0	32	0	0	32
April 2017	0	8	0	0	0	0	0	0	8
Fort Saskatchewan City									
April 2018	0	2	0	0	0	0	0	0	2
April 2017	2	2	0	0	0	0	0	0	4
Leduc City									
April 2018	12	10	6	0	0	0	0	0	28
April 2017	15	2	0	0	0	0	0	0	17
Leduc County									
April 2018	8	0	0	0	0	0	0	0	8
April 2017	8	0	0	0	0	0	0	0	8
Morinville Town									
April 2018	3	0	0	0	0	0	0	0	3
April 2017	3	8	0	0	0	0	0	0	11
Parkland County									
April 2018	11	0	0	0	0	0	0	0	11
April 2017	6	0	0	0	0	0	0	0	6
Spruce Grove City									
April 2018	5	14	0	0	4	0	0	0	23
April 2017	8	18	0	0	4	0	0	0	30
St. Albert City									
April 2018	6	0	0	0	0	0	0	0	6
April 2017	10	10	0	0	9	0	0	0	29
Stony Plain Town									
April 2018	6	2	0	0	0	12	0	0	20
April 2017	8	10	0	0	0	0	0	0	18
Strathcona County									
April 2018	4	4	0	0	0	0	0	0	8
April 2017	17	6	0	0	0	0	0	0	23
Sturgeon County									
April 2018	14	0	0	0	0	0	0	0	14
April 2017	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
April 2018	1	0	0	0	0	0	0	0	1
April 2017	2	0	0	0	0	0	0	0	2
First Nations									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Edmonton CMA									
April 2018	368	152	18	1	38	167	2	2	748
April 2017	392	166	45	1	71	239	0	136	1,050

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2018	571	275	75	4	142	543	n/a	n/a	1,610
April 2017	362	209	60	2	116	702	n/a	n/a	1,451
Beaumont Town									
April 2018	38	2	0	0	0	0	n/a	n/a	40
April 2017	27	8	0	0	0	3	n/a	n/a	38
Devon Town									
April 2018	2	0	0	0	0	20	n/a	n/a	22
April 2017	2	3	0	0	0	0	n/a	n/a	5
Fort Saskatchewan City									
April 2018	30	21	7	0	0	0	n/a	n/a	58
April 2017	20	24	5	0	2	0	n/a	n/a	51
Leduc City									
April 2018	49	28	9	0	2	0	n/a	n/a	88
April 2017	31	11	13	0	1	0	n/a	n/a	56
Leduc County									
April 2018	6	0	0	0	0	0	n/a	n/a	6
April 2017	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
April 2018	9	3	0	0	0	0	n/a	n/a	12
April 2017	7	5	0	0	0	0	n/a	n/a	12
Parkland County									
April 2018	6	0	0	0	0	0	n/a	n/a	6
April 2017	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
April 2018	47	61	2	0	7	18	n/a	n/a	135
April 2017	38	35	2	0	7	37	n/a	n/a	119
St. Albert City									
April 2018	32	13	3	0	2	72	n/a	n/a	122
April 2017	34	29	0	0	11	164	n/a	n/a	238
Stony Plain Town									
April 2018	19	10	1	0	0	12	n/a	n/a	42
April 2017	26	14	2	0	2	0	n/a	n/a	44
Strathcona County									
April 2018	37	18	5	1	15	10	n/a	n/a	86
April 2017	24	10	2	0	20	23	n/a	n/a	79
Sturgeon County									
April 2018	1	0	0	0	0	0	n/a	n/a	1
April 2017	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
April 2018	8	0	4	0	1	0	n/a	n/a	13
April 2017	5	2	0	0	0	0	n/a	n/a	7
First Nations									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2018	855	431	106	5	169	675	n/a	n/a	2,241
April 2017	594	350	84	2	159	929	n/a	n/a	2,118

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2018	245	79	14	0	25	152	n/a	n/a	515
April 2017	277	104	41	1	25	228	n/a	n/a	676
Beaumont Town									
April 2018	7	3	0	0	0	0	n/a	n/a	10
April 2017	27	5	0	0	0	0	n/a	n/a	32
Devon Town									
April 2018	0	0	0	0	0	12	n/a	n/a	12
April 2017	0	5	0	0	0	0	n/a	n/a	5
Fort Saskatchewan City									
April 2018	2	1	1	0	1	0	n/a	n/a	5
April 2017	3	2	1	0	2	0	n/a	n/a	8
Leduc City									
April 2018	17	4	7	0	3	0	n/a	n/a	31
April 2017	12	3	1	0	0	0	n/a	n/a	16
Leduc County									
April 2018	9	2	0	0	0	0	n/a	n/a	11
April 2017	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
April 2018	5	0	0	0	0	0	n/a	n/a	5
April 2017	0	4	0	0	0	0	n/a	n/a	4
Parkland County									
April 2018	12	0	0	0	0	0	n/a	n/a	12
April 2017	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
April 2018	9	5	0	0	2	0	n/a	n/a	16
April 2017	12	21	7	0	0	0	n/a	n/a	40
St. Albert City									
April 2018	8	1	0	0	0	44	n/a	n/a	53
April 2017	11	11	0	0	8	0	n/a	n/a	30
Stony Plain Town									
April 2018	2	1	1	0	0	0	n/a	n/a	4
April 2017	8	4	0	0	0	0	n/a	n/a	12
Strathcona County									
April 2018	6	1	0	0	0	3	n/a	n/a	10
April 2017	18	5	1	0	0	0	n/a	n/a	24
Sturgeon County									
April 2018	14	0	0	0	0	0	n/a	n/a	14
April 2017	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
April 2018	2	0	0	0	0	0	n/a	n/a	2
April 2017	2	0	0	0	0	0	n/a	n/a	2
First Nations									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
April 2018	338	97	23	0	31	211	n/a	n/a	700
April 2017	398	164	51	1	35	228	n/a	n/a	877

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	5,023	1,846	683	5	677	2,088	67	1,046	11,435
% Change	16.1	-3.5	43.2	-44.4	-12.5	44.5	-41.7	7.0	13.9
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Edmonton City	343	242	154	102	39	62	113	295	649	701	-7.4
Beaumont Town	19	7	4	2	0	3	1	0	24	12	100.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	8	13	2	16	0	0	0	0	10	29	-65.5
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	19	17	0	8	19	8	0	0	38	33	15.2
Leduc County	4	1	0	4	0	0	0	0	4	5	-20.0
Morinville Town	0	2	0	0	0	0	0	0	0	2	-100.0
Parkland County	8	6	0	0	0	0	0	0	8	6	33.3
Spruce Grove City	14	17	12	10	4	0	0	0	30	27	11.1
St. Albert City	14	14	4	4	6	5	0	0	24	23	4.3
Stony Plain Town	2	4	0	2	0	0	0	0	2	6	-66.7
Strathcona County	15	21	8	12	3	4	0	0	26	37	-29.7
Sturgeon County	5	6	0	0	0	0	0	0	5	6	-16.7
Remainder of the CMA	1	4	0	0	0	0	0	0	1	4	-75.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	453	357	184	160	71	82	114	295	822	894	-8.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	1,082	885	454	426	464	282	388	1,280	2,388	2,873	-16.9
Beaumont Town	50	46	10	6	3	6	1	0	64	58	10.3
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	1	4	0	2	0	0	0	0	1	6	-83.3
Fort Saskatchewan City	15	28	10	36	12	0	0	0	37	64	-42.2
Gibbons Town	3	0	0	0	0	0	0	0	3	0	n/a
Leduc City	71	44	16	20	23	14	0	0	110	78	41.0
Leduc County	11	10	0	4	0	0	0	0	11	14	-21.4
Morinville Town	4	11	0	4	0	0	0	0	4	15	-73.3
Parkland County	24	20	0	2	0	0	0	0	24	22	9.1
Spruce Grove City	49	46	24	34	16	0	0	0	89	80	11.3
St. Albert City	55	37	24	16	6	9	1	164	86	226	-61.9
Stony Plain Town	13	12	2	6	0	0	0	0	15	18	-16.7
Strathcona County	66	57	30	42	9	26	62	0	167	125	33.6
Sturgeon County	15	20	2	0	0	0	0	0	17	20	-15.0
Remainder of the CMA	6	7	0	0	0	0	0	0	6	7	-14.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,465	1,229	572	598	533	337	452	1,444	3,022	3,608	-16.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Edmonton City	39	62	0	0	95	295	18	0
Beaumont Town	0	3	0	0	0	0	1	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	6	5	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	71	82	0	0	95	295	19	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	461	252	3	30	144	977	244	303
Beaumont Town	3	6	0	0	0	0	1	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	23	14	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	0	0	0	0	0	0	0
St. Albert City	6	9	0	0	0	0	1	164
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	9	26	0	0	62	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	530	307	3	30	206	977	246	467

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Edmonton City	522	362	109	339	18	0	649	701
Beaumont Town	23	12	0	0	1	0	24	12
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	10	27	0	2	0	0	10	29
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	38	33	0	0	0	0	38	33
Leduc County	4	5	0	0	0	0	4	5
Morinville Town	0	2	0	0	0	0	0	2
Parkland County	8	6	0	0	0	0	8	6
Spruce Grove City	30	27	0	0	0	0	30	27
St. Albert City	24	18	0	5	0	0	24	23
Stony Plain Town	2	6	0	0	0	0	2	6
Strathcona County	26	35	0	2	0	0	26	37
Sturgeon County	5	6	0	0	0	0	5	6
Remainder of the CMA	1	4	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	694	546	109	348	19	0	822	894

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	1,740	1,377	401	1,163	247	333	2,388	2,873
Beaumont Town	63	58	0	0	1	0	64	58
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	1	6	0	0	0	0	1	6
Fort Saskatchewan City	37	58	0	6	0	0	37	64
Gibbons Town	3	0	0	0	0	0	3	0
Leduc City	110	78	0	0	0	0	110	78
Leduc County	11	14	0	0	0	0	11	14
Morinville Town	4	15	0	0	0	0	4	15
Parkland County	24	22	0	0	0	0	24	22
Spruce Grove City	89	80	0	0	0	0	89	80
St. Albert City	85	53	0	9	1	164	86	226
Stony Plain Town	15	18	0	0	0	0	15	18
Strathcona County	99	115	68	10	0	0	167	125
Sturgeon County	17	20	0	0	0	0	17	20
Remainder of the CMA	6	7	0	0	0	0	6	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,304	1,923	469	1,188	249	497	3,022	3,608

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Edmonton City	292	275	120	102	46	99	125	375	583	851	-31.5
Beaumont Town	7	31	2	4	0	0	0	0	9	35	-74.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	8	0	0	32	0	32	8	**
Fort Saskatchewan City	0	2	2	2	0	0	0	0	2	4	-50.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	12	15	10	2	6	0	0	0	28	17	64.7
Leduc County	8	8	0	0	0	0	0	0	8	8	0.0
Morinville Town	3	3	0	8	0	0	0	0	3	11	-72.7
Parkland County	11	6	0	0	0	0	0	0	11	6	83.3
Spruce Grove City	5	8	14	18	4	4	0	0	23	30	-23.3
St. Albert City	6	10	0	10	0	9	0	0	6	29	-79.3
Stony Plain Town	6	8	2	10	0	0	12	0	20	18	11.1
Strathcona County	4	17	4	6	0	0	0	0	8	23	-65.2
Sturgeon County	14	8	0	0	0	0	0	0	14	8	75.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	369	393	154	170	56	112	169	375	748	1,050	-28.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Edmonton City	1,171	906	424	440	417	292	418	971	2,430	2,609	-6.9
Beaumont Town	71	53	10	16	3	0	0	0	84	69	21.7
Calmar Town	2	3	0	0	0	0	0	0	2	3	-33.3
Devon Town	3	3	0	10	0	0	32	0	35	13	169.2
Fort Saskatchewan City	23	15	14	16	0	4	0	0	37	35	5.7
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	69	45	26	16	6	7	0	0	101	68	48.5
Leduc County	19	23	4	2	0	0	0	0	23	25	-8.0
Morinville Town	16	8	4	8	0	0	0	0	20	16	25.0
Parkland County	58	33	0	0	0	0	0	0	58	33	75.8
Spruce Grove City	41	35	36	34	20	8	0	0	97	77	26.0
St. Albert City	39	33	16	32	0	9	0	285	55	359	-84.7
Stony Plain Town	13	18	6	12	0	0	12	66	31	96	-67.7
Strathcona County	42	55	20	22	8	3	0	0	70	80	-12.5
Sturgeon County	32	30	0	0	0	0	0	0	32	30	6.7
Remainder of the CMA	5	7	0	4	4	0	0	0	9	11	-18.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,604	1,267	560	612	458	323	462	1,322	3,084	3,524	-12.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Edmonton City	46	99	0	0	123	239	2	136
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	0	0	0	0	0
St. Albert City	0	9	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	12	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	56	112	0	0	167	239	2	136

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	405	292	12	0	370	409	48	562
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	32	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	8	8	0	0	0	0	0
St. Albert City	0	9	0	0	0	198	0	87
Stony Plain Town	0	0	0	0	12	0	0	66
Strathcona County	8	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	438	323	20	0	414	607	48	715

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Edmonton City	421	417	158	298	4	136	583	851
Beaumont Town	9	35	0	0	0	0	9	35
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	8	32	0	0	0	32	8
Fort Saskatchewan City	2	4	0	0	0	0	2	4
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	17	0	0	0	0	28	17
Leduc County	8	8	0	0	0	0	8	8
Morinville Town	3	11	0	0	0	0	3	11
Parkland County	11	6	0	0	0	0	11	6
Spruce Grove City	19	26	4	4	0	0	23	30
St. Albert City	6	20	0	9	0	0	6	29
Stony Plain Town	8	18	12	0	0	0	20	18
Strathcona County	8	23	0	0	0	0	8	23
Sturgeon County	14	8	0	0	0	0	14	8
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	538	603	206	311	4	136	748	1,050

Table 3.5: Completions by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Edmonton City	1,731	1,462	637	585	62	562	2,430	2,609
Beaumont Town	84	69	0	0	0	0	84	69
Calmar Town	2	3	0	0	0	0	2	3
Devon Town	3	13	32	0	0	0	35	13
Fort Saskatchewan City	35	35	2	0	0	0	37	35
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	101	65	0	3	0	0	101	68
Leduc County	23	25	0	0	0	0	23	25
Morinville Town	20	16	0	0	0	0	20	16
Parkland County	58	33	0	0	0	0	58	33
Spruce Grove City	81	73	8	4	8	0	97	77
St. Albert City	55	63	0	209	0	87	55	359
Stony Plain Town	19	30	12	0	0	66	31	96
Strathcona County	60	77	10	3	0	0	70	80
Sturgeon County	32	30	0	0	0	0	32	30
Remainder of the CMA	9	11	0	0	0	0	9	11
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,313	2,005	701	804	70	715	3,084	3,524

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2018	45	18.8	60	25.0	69	28.8	32	13.3	34	14.2	240	515,000	560,718
April 2017	35	12.7	96	34.8	80	29.0	38	13.8	27	9.8	276	515,000	543,913
Year-to-date 2018	180	17.8	279	27.6	266	26.3	132	13.0	155	15.3	1,012	515,000	583,564
Year-to-date 2017	166	18.8	290	32.8	216	24.5	98	11.1	113	12.8	883	495,000	556,925
Beaumont Town													
April 2018	1	14.3	0	0.0	5	71.4	1	14.3	0	0.0	7	0	522,643
April 2017	5	18.5	15	55.6	7	25.9	0	0.0	0	0.0	27	485,000	470,718
Year-to-date 2018	10	18.2	11	20.0	26	47.3	5	9.1	3	5.5	55	522,500	508,229
Year-to-date 2017	7	14.9	26	55.3	12	25.5	2	4.3	0	0.0	47	475,000	474,605
Calmar Town													
April 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
April 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Devon Town													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	0	0
Fort Saskatchewan City													
April 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	0	0
April 2017	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2018	2	7.7	14	53.8	5	19.2	4	15.4	1	3.8	26	460,000	486,961
Year-to-date 2017	3	14.3	9	42.9	4	19.0	2	9.5	3	14.3	21	0	519,118
Gibbons Town													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
April 2018	9	52.9	4	23.5	2	11.8	0	0.0	2	11.8	17	380,000	449,753
April 2017	2	16.7	6	50.0	2	16.7	2	16.7	0	0.0	12	477,500	487,800
Year-to-date 2018	26	45.6	22	38.6	4	7.0	1	1.8	4	7.0	57	425,000	439,629
Year-to-date 2017	21	47.7	14	31.8	6	13.6	2	4.5	1	2.3	44	405,000	425,864
Leduc County													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	0	895,299
April 2017	2	20.0	1	10.0	2	20.0	2	20.0	3	30.0	10	635,000	624,639
Year-to-date 2018	0	0.0	0	0.0	2	11.1	0	0.0	16	88.9	18	0	868,464
Year-to-date 2017	3	12.5	3	12.5	5	20.8	4	16.7	9	37.5	24	635,000	640,267
Morinville Town													
April 2018	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	0	481,980
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	6	35.3	7	41.2	4	23.5	0	0.0	0	0.0	17	0	481,980
Year-to-date 2017	7	53.8	5	38.5	1	7.7	0	0.0	0	0.0	13	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
April 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	0	833,725
Year-to-date 2018	3	18.8	0	0.0	0	0.0	2	12.5	11	68.8	16	800,000	772,482
Year-to-date 2017	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	0	833,725
Spruce Grove City													
April 2018	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	0	453,656
April 2017	2	25.0	3	37.5	2	25.0	1	12.5	0	0.0	8	0	482,600
Year-to-date 2018	18	42.9	11	26.2	10	23.8	3	7.1	0	0.0	42	435,000	448,120
Year-to-date 2017	5	16.7	16	53.3	7	23.3	2	6.7	0	0.0	30	0	469,740
St. Albert City													
April 2018	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	0	745,966
April 2017	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	495,000	506,158
Year-to-date 2018	1	2.6	6	15.4	11	28.2	11	28.2	10	25.6	39	572,500	646,270
Year-to-date 2017	3	10.3	9	31.0	8	27.6	4	13.8	5	17.2	29	495,000	576,225
Stony Plain Town													
April 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	0	0
April 2017	3	37.5	3	37.5	1	12.5	0	0.0	1	12.5	8	0	492,538
Year-to-date 2018	6	54.5	2	18.2	1	9.1	0	0.0	2	18.2	11	0	520,386
Year-to-date 2017	5	31.3	7	43.8	2	12.5	1	6.3	1	6.3	16	0	492,538
Strathcona County													
April 2018	0	0.0	2	33.3	0	0.0	2	33.3	2	33.3	6	0	780,215
April 2017	0	0.0	4	26.7	7	46.7	4	26.7	0	0.0	15	545,000	547,749
Year-to-date 2018	0	0.0	10	20.8	18	37.5	9	18.8	11	22.9	48	535,000	645,278
Year-to-date 2017	1	2.6	9	23.1	17	43.6	6	15.4	6	15.4	39	545,000	658,449
Sturgeon County													
April 2018	3	23.1	0	0.0	2	15.4	4	30.8	4	30.8	13	640,000	603,077
April 2017	0	0.0	2	25.0	2	25.0	2	25.0	2	25.0	8	0	583,750
Year-to-date 2018	6	19.4	4	12.9	7	22.6	6	19.4	8	25.8	31	640,000	570,000
Year-to-date 2017	5	15.2	4	12.1	5	15.2	5	15.2	14	42.4	33	695,000	630,588
Remainder of the CMA													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
First Nations													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
April 2018	63	19.6	71	22.1	87	27.1	42	13.1	58	18.1	321	520,000	569,244
April 2017	52	13.6	136	35.5	107	27.9	51	13.3	37	9.7	383	505,000	539,434
Year-to-date 2018	263	19.0	369	26.7	356	25.7	174	12.6	221	16.0	1,383	515,000	572,689
Year-to-date 2017	232	19.4	394	32.9	286	23.9	127	10.6	157	13.1	1,196	495,000	551,231

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2018

Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Edmonton City	560,718	543,913	3.1	583,564	556,925	4.8
Beaumont Town	522,643	470,718	11.0	508,229	474,605	7.1
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	-	-	n/a	486,961	519,118	-6.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	449,753	487,800	-7.8	439,629	425,864	3.2
Leduc County	895,299	624,639	43.3	868,464	640,267	35.6
Morinville Town	481,980	-	n/a	481,980	-	n/a
Parkland County	-	833,725	n/a	772,482	833,725	-7.3
Spruce Grove City	453,656	482,600	-6.0	448,120	469,740	-4.6
St. Albert City	745,966	506,158	47.4	646,270	576,225	12.2
Stony Plain Town	-	492,538	n/a	520,386	492,538	5.7
Strathcona County	780,215	547,749	42.4	645,278	658,449	-2.0
Sturgeon County	603,077	583,750	3.3	570,000	630,588	-9.6
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	569,244	539,434	5.5	572,689	551,231	3.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

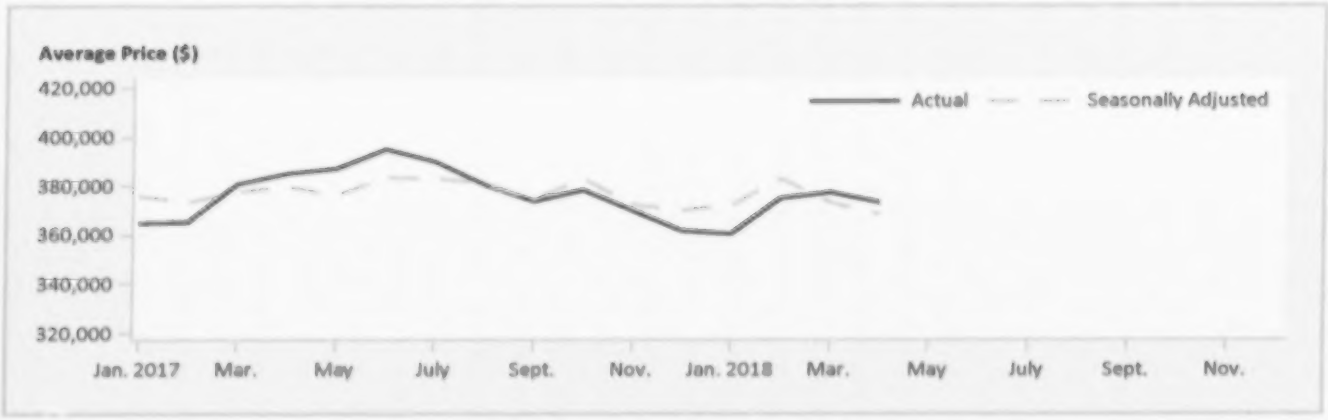


Figure 5.2: MLS® Residential Sales for Edmonton

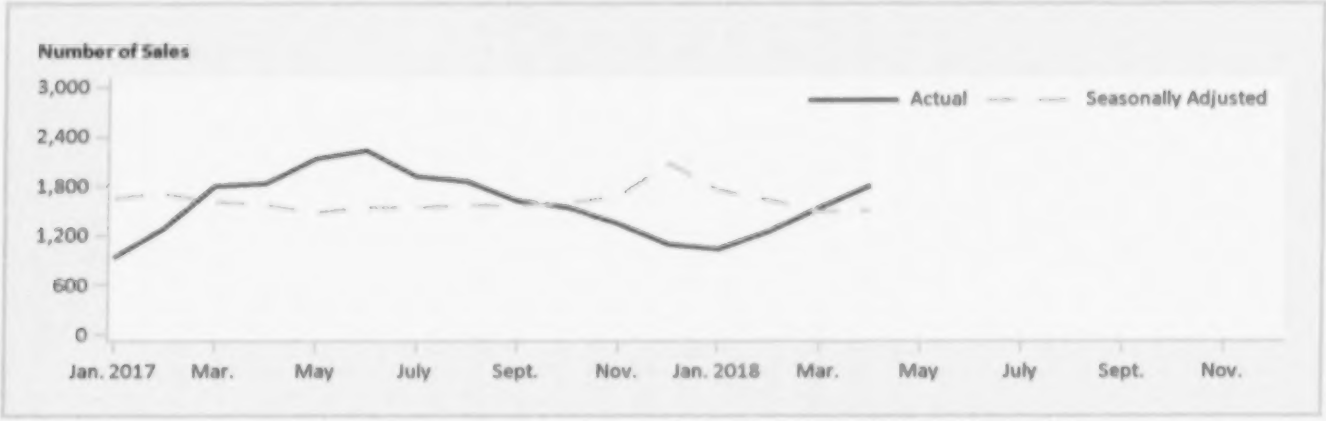
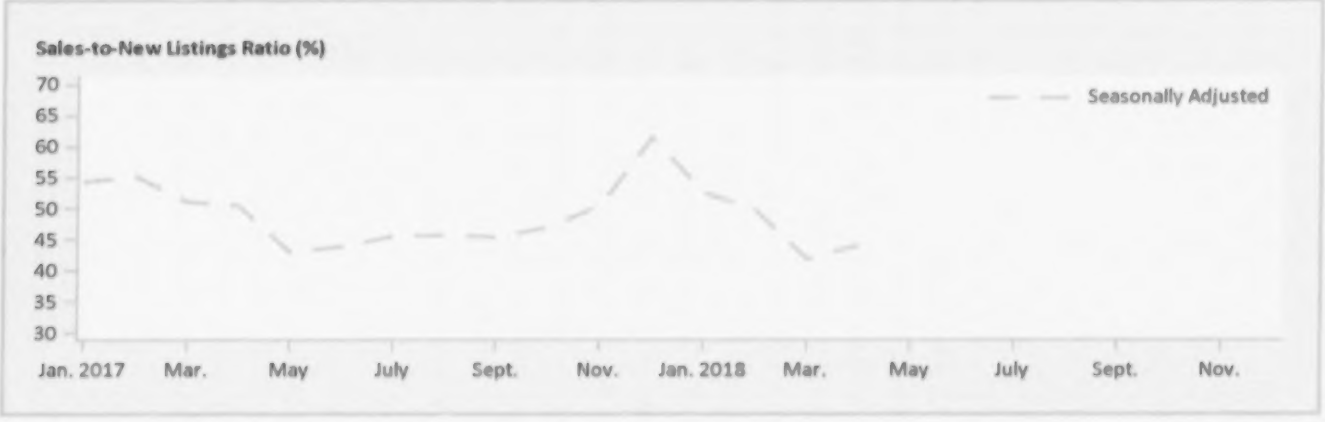


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2017	January	561	3.14	4.64	100.0	136.9	749	8.2	72.3	1,121
	February	561	3.14	4.64	100.2	136.6	752	8.4	72.7	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.5	73.2	1,090
	April	561	3.14	4.64	100.0	137.3	762	8.2	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	766	8.0	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	8.1	73.0	1,098
	July	573	3.14	4.84	99.8	136.8	760	8.4	72.9	1,115
	August	573	3.14	4.84	99.9	137.1	762	8.6	73.2	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.2	73.0	1,161
	October	581	3.24	4.99	99.8	137.5	771	7.8	73.2	1,168
	November	581	3.24	4.99	100.0	138.5	772	7.4	72.9	1,166
	December	581	3.24	4.99	99.9	137.6	774	7.2	72.8	1,163
2018	January	590	3.34	5.14	99.8	139.0	769	7.2	72.2	1,159
	February	590	3.34	5.14	99.6	139.8	764	6.9	71.4	1,156
	March	590	3.34	5.14	99.7	140.0	762	6.7	71.0	1,149
	April	590	3.34	5.14		140.7	763	6.6	70.8	1,145
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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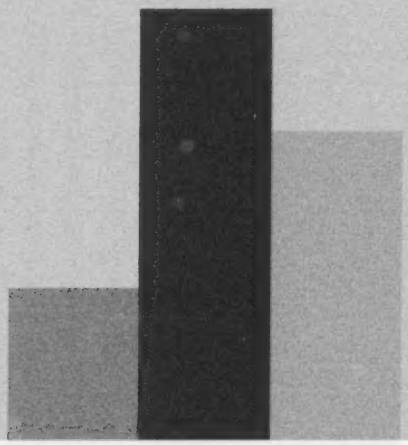

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